

**TOWN OF ROCKY HILL  
PUBLIC BUILDINGS COMMISSION  
MEETING OF MARCH 9, 2015**

Present: Chairman Bryan Addy, Commissioner Tom Beaudoin, Commissioner Chris Ford, Commissioner Sal Ganci, Commissioner Jay Kelly and Commissioner Peter Parrotta. Also present were: Jim Sollmi (Director of Community Development Services), John Mehr (Finance Director), Mike Mancini (Director of Facilities for Bd of Ed), Adam Palmer (Friar Associates) and Tyson Burk (O & G Industries, Inc.).

Absent: Vice Chairman Todd Marchand.

**1. CALL TO ORDER**

Chairman Addy called the March 9, 2015 meeting of the Public Buildings Commission to order at 5:30 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

**a. Approve Minutes of January 12, 2015**

**Commissioner Beaudoin made a motion to approve the Minutes of the January 12, 2015 meeting of the Public Buildings Commission. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

**2. OLD BUSINESS**

**a. RHHS Project Update**

Tyson Burk mentioned where all of the steel was erected in February. They are starting on the mechanical hangers for the gym locker rooms and the exterior bathrooms. The IT room has started to be outfitted on the main floor and the electrical infrastructure is continuing in the building.

Chairman Addy said some of the Commissioners had an opportunity to walk the site and he asked them if they had any questions based on what they saw. Commissioner Ganci said the job is looking very clean considering the weather. Chairman Addy told the Commissioners that they had all been e-mailed the February update today on this project. Tyson Burk asked if there were any specific questions and there were none. Chairman Addy asked Mike Mancini if there was any update from the Town's perspective. Mike Mancini said he had nothing to add outside of what Tyson Burk had said.

**3. NEW BUSINESS**

**a. Change Order Update**

Chairman Addy asked Finance Director Mehr if the Change Order update is in the Government Operations report that he had handed out to this Commission. Finance Director Mehr said that report is more with regards to how the project stands after Payment Application # 6 (from O & G Industries, Inc.) is processed and he hadn't prepared anything with regards to the Change Orders. Chairman Addy said the Change Order Subcommittee (made up of him, Commissioner Beaudoin and Commissioner Ganci) has been meeting regularly on the site to go through things and the number of Change Orders isn't that much because a lot of things are pending approval. Commissioner Parrotta asked how many changes are in the "pipeline". Chairman Addy said the major issue is some electrical changes but he didn't have a value as to what this would be dollar wise. They are monitoring the contingency. He asked Tyson Burk if this information is in the February update. Tyson Burk said the February update shows anticipated costs. He referred to Page 12 of this update and said there are estimated pending costs and approved ones. To date, \$72,000 has been approved and \$447,000 is being projected. The cost for the oil abatement is included in this but they don't know exactly what that number will be and this also includes electrical costs. These are anticipated amounts and they aren't hard numbers. Chairman Addy asked where the line item was for the contaminating material work. Tyson Burk said \$75,000 is being estimated for that and he mentioned what that is based on. Chairman Addy asked if they are roughly at \$525,000 now and Tyson Burk said yes.

Chairman Addy asked the Commissioners if they had any questions about potential upcoming Change Orders. Commissioner Ganci referred to Page 2. There are the approved Change Orders, estimated at \$309,000, and there is -\$190,000 on this report. He asked how this tied into the estimated Change Orders that were listed below or if it did. He referred to the -\$190,000 and he confirmed that they don't have a credit of that amount. Tyson Burk said that isn't a credit. Commissioner Ganci said the same number is on Page 17. Commissioner Beaudoin asked if that is a decrease out of the contingency. Chairman Addy said that is all of the Value Engineering (VE) changes that were made contractually between the subcontractors and O & G Industries, Inc., which had to reconcile with their subcontractors to equal the GMP (Guaranteed Maximum Price). Tyson Burk said \$152,000 is the pending GMP adjustment and what is approved is what has been signed. If a subcontractor doesn't sign a Change Order then he can't pull that in and pay him. He told the Commissioners they will see some discrepancies and that the numbers they want to look at are the ones that are on Page 12. Those Change Orders have been signed and returned back to O & G Industries, Inc. Commissioner Ganci asked what the -\$190,000 is reducing. Tyson Burk told Commissioner Ganci that he would have to get back to him. Commissioner Ganci asked Tyson Burk to send out an e-mail to the Commission.

Commissioner Parrotta said he saw the amount of \$80,727 for approved Change Orders for the trades on the Government Operations report. Commissioner Ganci said this is on Page 12 of the February update. Commissioner Parrotta said that is to date and Commissioner Ganci said yes. Tyson Burk said there are things on Page 5 that are coming from the CM Contingency and those won't come up as an approved scope change because those are already covered and being carried. Commissioner Ganci confirmed that that is where they are drawing off of the individual subcontractors and Tyson Burk said right. Tyson Burk said actual scope changes that have been signed off on are on Page 12. Commissioner Ganci asked if \$370,000 is being estimated for

Change Orders coming up. Tyson Burk said the amount is \$447,000 plus the oil abatement. Mike Mancini said that the \$75,000 for the oil abatement is a placeholder for what is going on. They will come back when they have a better idea. Commissioner Parrotta asked if there are State funds to help clean that up. Mike Mancini said they are looking into that and he had spoken with his counterpart in Wethersfield. Commissioner Parrotta confirmed that there are zero dollars (super fund) and Mike Mancini said yes. Chairman Addy said some oily soil had been uncovered while excavations were being done for this project. Commissioner Kelly asked if this was mostly in the area where the power shop was and Chairman Addy said yes.

**4. ANY OTHER BUSINESS**

Chairman Addy said under “Old Business” on this Commission’s meeting agendas going forward, there should be the item of the Stevens School project because he thought they had that at one point. Finance Director Mehr said they are trying to close the West Hill School project and they are still waiting for the Change Orders from the contractor, etc. for that. The Stevens School sprinkler/elevator project will be coming along this summer, which will have to be done by September 1, 2015. This will have to go to the State for approval before the Town can go out to bid for it. He asked Adam Palmer if there was anything else that he had missed and he said no.

**5. CORRESPONDENCE, COMMUNICATIONS**

There was none.

**6. BILL PAYMENT RECOMMENDATIONS**

Finance Director Mehr said three bills would have been included in the Commissioners’ packets for their February meeting but that meeting wasn’t held because of a snowstorm. The payments for these weren’t held up though due to the winter conditions so this is just a formality to get this Commission’s approval.

**Commissioner Beaudoin made a motion to approve the payment of Friar Associates’ invoice, dated January 26, 2015, in the amount of \$10,375, Consulting Engineering Services’ invoice, dated January 31, 2015, in the amount of \$975 and O & G Industries, Inc.’s Payment Application # 5, dated January 23, 2015, in the amount of \$1,603,030.03. The motion was seconded by Commissioner Ford and adopted unanimously by those present. (Please see the First Attachment.)**

**a. Friar Associates**

**Commissioner Beaudoin made a motion to approve the payment of Friar Associates’ invoice, dated February 27, 2015, in the amount of \$10,375. The motion was seconded by Commissioner Parrotta and adopted unanimously by those present. (Please see the Second Attachment.)**

**c. Consulting Engineering Services (CES)**

Before the motion was made, Commissioner Kelly said for two months in a row, CES' totals were off on their invoices and he asked if this is just due to it being by the time that Rocky Hill pays them. He has been seeing the corrections for each month. Chairman Addy confirmed that the correct amount now is \$2,925 and he was told it is.

**Commissioner Beaudoin made a motion to approve the payment of Consulting Engineering Services' invoice, dated February 28, 2015, in the amount of \$2,925. The motion was seconded by Commissioner Ford and adopted unanimously by those present. (Please see the Third Attachment.)**

**b. O & G Industries, Inc.**

**Commissioner Beaudoin made a motion to approve the payment of O & G Industries, Inc.'s Payment Application # 6, dated February 6, 2015, in the amount of \$1,827,528.04. The motion was seconded by Commissioner Ganci and adopted unanimously by those present. (Please see the Fourth Attachment.)**

**d. EnviroMed Services**

Finance Director Mehr said these invoices are for testing and monitoring, etc. that has been done.

**Commissioner Beaudoin made a motion to approve the payment of EnviroMed Services' invoices dated December 31, 2014, in the amount of \$571, December 31, 2014, in the amount of \$515, January 19, 2015, in the amount of \$5,515, January 19, 2015, in the amount of \$5,240, and February 4, 2015 in the amount of \$5,850. The motion was seconded by Commissioner Ganci and adopted unanimously by those present. (Please see the Fifth Attachment.)**

Before this motion was voted on, Commissioner Parrotta asked if the water is required to be monitored, as well as the contamination. Tyson Burk said yes. Commissioner Parrotta asked if this is being done at the same time. Tyson Burk said yes and gave more details about that.

At this point, the motion was voted on.

**7. ADJOURN**

**Commissioner Beaudoin made a motion to adjourn the meeting at 5:51 p.m. The motion was seconded by Commissioner Ford and adopted unanimously by those present.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary

